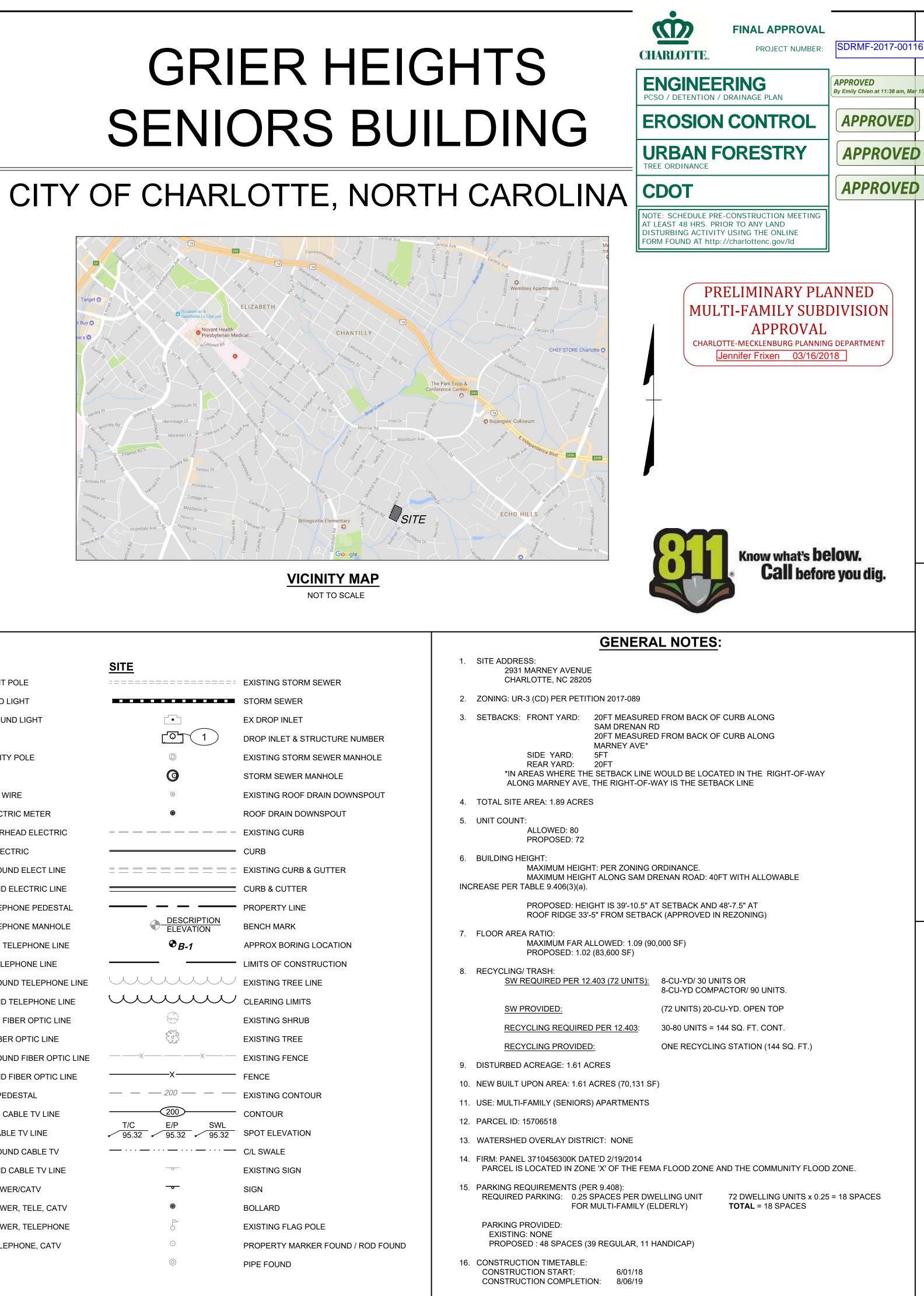
C - SERIES DRAWING ABBREVIATIONS:

ADV - ADVANCE AFG - ABOVE FINISHED GRADE APPR LOC. - APPROXIMATE LOCATION ASS'Y - ASSEMBLY B/C - BACK OF CURB. B/L - BASE LINE B/W - BOTTOM OF WALL **CBR - CALIFORNIA BEARING RATIO** CG - CURB AND GUTTER C/L - CENTERLINE CL - CLASS **CMP - CORRUGATED METAL PIPE** CO - CLEAN OUT CONC - CONCRETE CONN - CONNECTION **CP - CORRUGATED PLASTIC** CY - CUBIC YARD DI - DROP INLET **DIP - DUCTILE IRON PIPE** DR - DRIVE DS - DOWNSPOUT E - ELECTRIC EA - EACH E BOX - ELECTRICAL BOX ELEC - ELECTRIC E/P - EDGE OF PAVEMENT E/S - EDGE OF SHOULDER EX - EXISTING F/C - FACE OF CURB **FDC - FIRE DEPARTMENT CONNECTION** FF - FINISHED FLOOR FH - FIRE HYDRANT F/L - FLOW LINE FL - FIRE LANE G - GAS GND - GROUND GTS - GAS TEST STATION GV - GAS VALVE HDPE - HIGH DENSITY POLYETHYLENE HORIZ - HORIZONTAL INV - INVERT LF - LINEAR FEET **MECH - MECHANICAL** MH - MANHOLE MIN - MINIMUM MIN S - MINIMUM SLOPE **MJ - MECHANICAL JOINT** NIC - NOT IN CONTRACT

OHE - OVERHEAD ELECTRIC OHP- OVERHEAD POWER **OHT - OVERHEAD TELEPHONE** PB - PLAT BOOK PC - POINT OF CURVATURE **PED - PEDESTAL** PG - PAGE PH - PHASE **PI - POINT OF INTERSECTION** PKG - PARKING P/L - PROPERTY LINE **PT - POINT OF TANGENT** PP - POWER POLE **PVC - POLYVINYL CHLORIDE PVMT - PAVEMENT** PWR - POWER **RD - ROOF DRAIN RJ - RESTRAINED JOINT** R/W - RIGHT-OF-WAY REQ'D - REQUIRED **RCP - REINFORCED CONCRETE PIPE** S - SLOPE SAN - SANITARY SEWER SDWK - SIDEWALK SF - SILT FENCE SPT - SPOT GRADE SS - SANITARY SEWER CONNECTION STA - STATION STD - STANDARD STM - STORM **STMH - STORM SEWER MANHOLE** T - TELEPHONE **TCM - TELECOMMUNICATIONS MANHOLE** T/C - TOP OF CURB **TEL - TELEPHONE UGE - UNDERGROUND ELECTRIC** UNK - UNKNOWN **UP - UTILITY POLE** VAR - VARIABLE **VERT - VERTICAL** W/ - WITH W/L - WATER LINE W - WATER WUS - WATERS OF THE US X-ING - CROSSING Ø - DIAMETER



LEGEND

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---- EXISTING SANITARY SEWER ----- SANITARY SEWER SANITARY MANHOLE NUMBER W/ COORDINATE LOCATION EX SANITARY MANHOLE SANITARY MANHOLE EXISTING CLEAN OUT

CLEAN OUT

----- EXISTING WATER LINE — WATER LINE EXISTING WATER VALVE WATER VALVE POST INDICATOR VALVE EXISTING WATER METER WATER METER **EXISTING FIRE HYDRANT** FIRE HYDRANT WATER LINE REDUCER EX WATER LINE PLUG WATER LINE PLUG ----- WATER LINE CROSS WATER LINE TEE FIRE DEPT CONNECTION WATER SPIGOT EXISTING WELL CASING

EXISTING GAS METER EXISTING GAS VALVE EXISTING GAS LINE — GAS LINE

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EXISTING YARD LIGHT EXISTING GROUND LIGHT LIGHT POLES EXISTING UTILITY POLE UTILITY POLE **EXISTING GUY WIRE** EXISTING ELECTRIC METER EXISTING OVERHEAD ELECTRIC OVERHEAD ELECTRIC EX UNDERGROUND ELECT LINE UNDERGROUND ELECTRIC LINE EXISTING TELEPHONE PEDESTAL EXISTING TELEPHONE MANHOLE EX OVERHEAD TELEPHONE LINE OVERHEAD TELEPHONE LINE EX UNDERGROUND TELEPHONE LINE UNDERGROUND TELEPHONE LINE EX OVERHEAD FIBER OPTIC LINE OVERHEAD FIBER OPTIC LINE EX UNDERGROUND FIBER OPTIC LINE UNDERGROUND FIBER OPTIC LINE EX CABLE TV PEDESTAL EX OVERHEAD CABLE TV LINE OVERHEAD CABLE TV LINE EX UNDERGROUND CABLE TV UNDERGROUND CABLE TV LINE COMBINED POWER/CATV COMBINED POWER, TELE, CATV COMBINED POWER, TELEPHONE

COMBINED TELEPHONE, CATV

MISCELLANEOUS UTILITIES

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EXISTING LIGHT POLE

DRAWING INDEX

| TITLE | DRAWING |
|---|---------|
| CIVIL COVER SHEET | C-000 |
| EXISTING CONDITIONS & DEMOLITION PLAN | C-100 |
| SITE LAYOUT PLAN | C-200 |
| SITE UTILITY PLAN | C-201 |
| TURNING MOVEMENTS | C-202 |
| EROSION CONTROL PLAN PHASE I | C-300 |
| EROSION CONTROL PLAN PHASE II | C-301 |
| EROSION CONTROL PLAN PHASE III | C-302 |
| EROSION CONTROL PLAN PHASE I DRAINAGE MAP | C-303 |
| EROSION CONTROL PLAN PHASE II DRAINAGE MAP | C-304 |
| EROSION CONTROL PLAN PHASE III DRAINAGE MAP | C-305 |
| GRADING PLAN | C-400 |
| GRADING DETAIL PLAN | C-400 |
| DRIVEWAY ACCESS AND SIGHT DISTANCE PROFILE | C-401 |
| DRAINAGE AREA MAP | C-402 |
| BMP PLAN AND DETAILS | C-403 |
| NOTES AND DETAILS | C-500 |
| NOTES AND DETAILS | C-501 |
| NOTES AND DETAILS | C-502 |
| NOTES AND DETAILS | C-503 |
| NOTES AND DETAILS | C-504 |
| NOTES AND DETAILS | C-505 |
| 100+1 FLOOD PLAN | C-600 |
| 100+1 FLOOD PLAN DRAINAGE MAP | C-601 |
| 100+1 FLOOD PLAN CROSS SECTIONS | C-602 |
| LANDSCAPING PLAN | L-100 |
| LANDSCAPING DETAILS | L-101 |

TOTAL DRAWINGS = 27

| Original Parcel ID Number(s): | 15706518 | |
|---|--------------|------|
| Development Type: | Multi-Family | |
| Subject to PCCO? Y/N | Y | |
| If NO, why? | | |
| Watershed: | Central Cata | wba |
| Disturbed Area (ac): | 1.61 | |
| Site Area (ac): | 1.89 | |
| · · · · · | DA#1 | DA#2 |
| Total on-site Drainage Area (ac): | 1.135 | |
| Existing Built-upon-area (SF): | 2,581 | |
| Existing BUA to be removed (SF): | 2,581 | |
| Existing BUA to remain (SF): | 0 | |
| Proposed New BUA (SF): | 70,131 | |
| Proposed % BUA: | 85.2% | |
| Density (High / Low) | High | |
| Total Post-Project BUA for site: | 70,131 | |
| Development or Redevelopment? | Developmen | t |
| Natural Area Required (ac): | 0.1135 | |
| Natural Area Provided (ac): | 0.2817 | |
| Total stream buffer protected on-site (ac): | 0.336 | |
| Transit Station Area? Y/N | N | |
| Distressed Business District? Y/N | Ν | |
| Mitigation Type (if applicable) | N/A | |
| Natural Area mitigation? Y/N | N/A | |
| Buffer Mitigation? Y/N | N/A | |
| Total Phosphorous Mitigation? Y/N | N | |

OWNER

LAUREL STREET RESIDENTIAL PHONE: (704) 561-5225 EMAIL: kbrooks@laurelstreetres.com 511 EAST BOULEVARD CHARLOTTE, NC 28203

ARCHITECT

NEIGHBORING CONCEPTS 1635 W TRADE ST, SUITE 1A CHARLOTTE, NC 28216 CONTACT: DARREL WILLIAMS PHONE: (704) 374-0916 EXT. 228 EMAIL: darrel@neighboringconcepts.com

CIVIL/LANDSCAPE

TIMMONS GROUP 610 EAST MOREHEAD STREET, SUITE 250 CHARLOTTE, NORTH CAROLINA 28202 CONTACT: ROBBIE WHITE PHONE: (704) 376-1079 EMAIL: robbie.white@timmons.com

| TIMMONS GROUP YOUR VISION ACHIEVED THROUGH OURS. | | | |
|---|--|--|--|
| VIRGINIA NORTH CAROLINA | | | |
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| Site Development Residential Infrastructure Technology | | | |
| 40056 | | | |

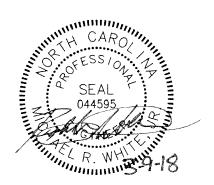


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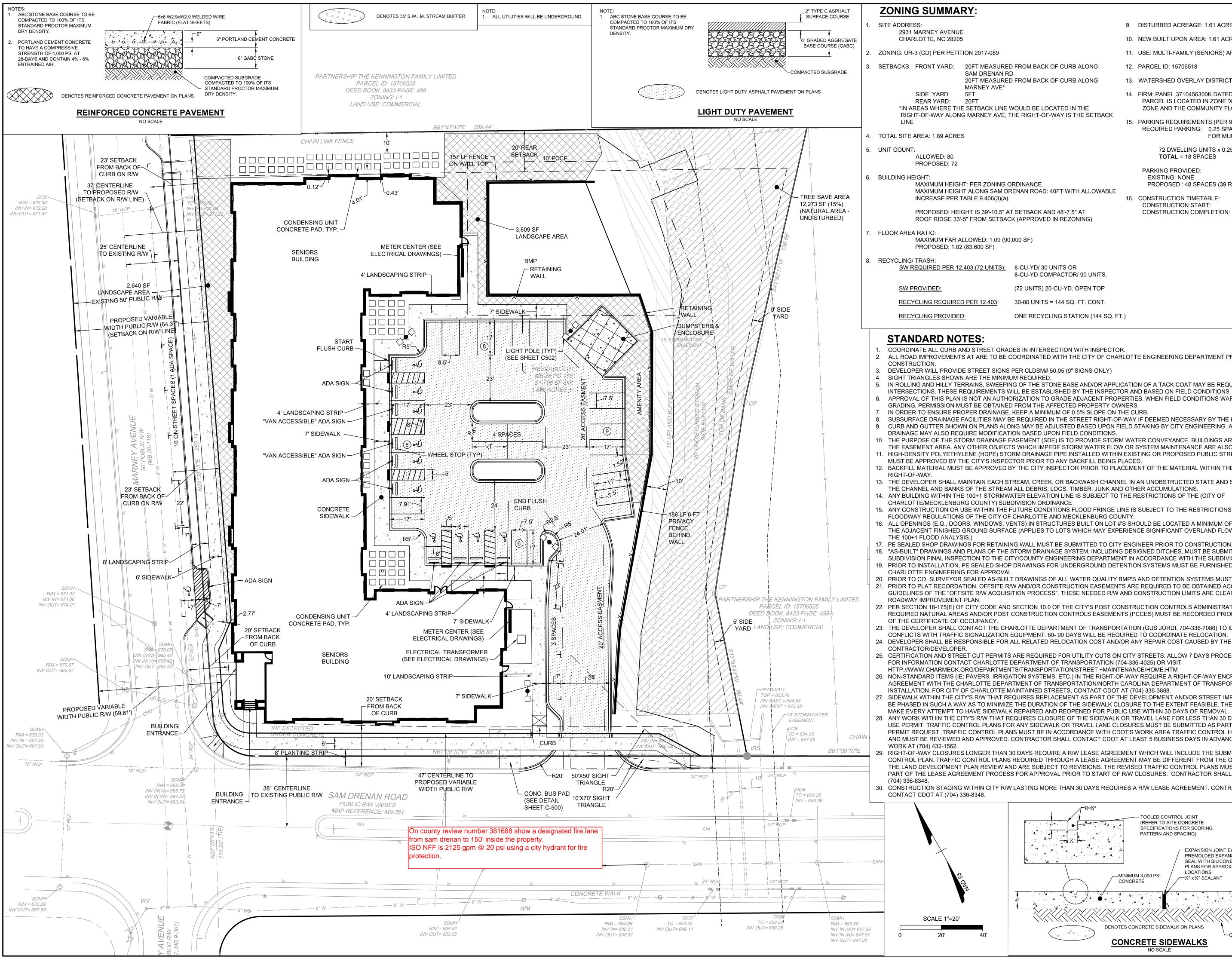
GRIER HEIGHTS SENIORS BUILDING

| No. | Description | Date |
|-----|-----------------------|----------|
| 1 | SECOND CITY SUBMITTAL | 2-6-2018 |
| 2 | THIRD CITY SUBMITTAL | 3-9-2018 |
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CONSTRUCTION DOCUMENTS

COVER SHEET





| | 9. | DISTURBED ACREAGE: 1.61 ACRES |
|---|-----|---|
| | 10. | NEW BUILT UPON AREA: 1.61 ACRES (70,131 SF) |
| | 11. | USE: MULTI-FAMILY (SENIORS) APARTMENTS |
| FROM BACK OF CURB ALONG | 12. | PARCEL ID: 15706518 |
|) FROM BACK OF CURB ALONG | 13. | WATERSHED OVERLAY DISTRICT: NONE |
| | 14. | FIRM: PANEL 3710456300K DATED 2/19/2014 PARCEL IS LOCATED IN ZONE 'X' OF THE FEMA FLOOD ZONE AND THE COMMUNITY FLOOD ZONE. |
| THE RIGHT-OF-WAY IS THE SETBACK | | PARKING REQUIREMENTS (PER 9.408): REQUIRED PARKING: 0.25 SPACES PER DWELLING UNIT FOR MULTI-FAMILY (ELDERLY) |
| | | 72 DWELLING UNITS x 0.25 = 18 SPACES TOTAL = 18 SPACES |
| RDINANCE. RENAN ROAD: 40FT WITH ALLOWABLE T SETBACK AND 48'-7.5" AT K (APPROVED IN REZONING) | 16. | PARKING PROVIDED: EXISTING: NONE PROPOSED : 48 SPACES (39 REGULAR, 11 HANDICAP) CONSTRUCTION TIMETABLE: CONSTRUCTION START: 6/01/18 CONSTRUCTION COMPLETION: 8/06/19 |
| ,000 SF) | | |
| 8-CU-YD/ 30 UNITS OR 8-CU-YD COMPACTOR/ 90 UNITS. | | |
| (72 UNITS) 20-CU-YD. OPEN TOP | | |
| 30-80 UNITS = 144 SQ. FT. CONT. | | |

ONE RECYCLING STATION (144 SQ. FT.)

ALL ROAD IMPROVEMENTS AT ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO

IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR. CURB AND GUTTER SHOWN ON PLANS ALONG MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM

10. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED. 11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. 12. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET

13. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS. 14. ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF

15. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE

16. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #'S SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN

17. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION 18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE. 19. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF

20. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED. 21. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE

22. PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL

REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE

23. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION.

25. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT

HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET +MAINTENANCE/HOME.HTM

26. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE

INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888

27. SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD

MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL 28. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W

USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF

29. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT

30. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL

| TOOLED CONTROL JOINT (REFER TO SITE CONCRETE SPECIFICATIONS FOR SCORING PATTERN AND SPACING) | <u>NOTE:</u> PROVIDE 2% MAX. CROSS SLOPE ON SIDEWALKS |
|---|---|
| | ONE SEALANT. SEE |
| | |
| DENOTES CONCRETE SIDEWALK ON PLANS | COMPACTED SUBGRADE |

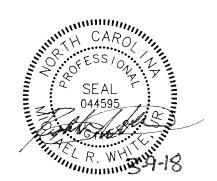


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GRIER HEIGHTS SENIORS BUILDING

| No. | Description | Date |
|-----|-----------------------|----------|
| 1 | SECOND CITY SUBMITTAL | 2-6-2018 |
| 2 | THIRD CITY SUBMITTAL | 3-9-2018 |
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CONSTRUCTION DOCUMENTS

